

No. 21, 078 Equity  
Exhibit "No. 40"

LIBER 24 PAGE 82

# TRUSTEE'S SALE

## OF VALUABLE REAL ESTATE

Pursuant to the power and authority contained in a Deed of Trust from Elmo Edward Rausch and Lillian I. Rausch, his wife, to Dave Brooks and Herman Singer, Trustees, dated June 17, 1964, and recorded in Liber No. 706, folio 681, one of the Land Records of Frederick County, Maryland, default having occurred there, the undersigned will offer at the Court House door in Frederick, Frederick County, Maryland on

**FRIDAY, SEPTEMBER 17, 1965**

**AT 11:00 O'CLOCK A. M.,**

All that piece or parcel of land situate along Peddicord Road, in Woodville Election District, Frederick County, Maryland, containing 10 acres, more or less, improved with a ranch house containing 6 rooms, and 1½ baths. The dwelling contains a hot air heating system, fired by oil burner. The acreage is suitable for agricultural pursuits and the said property constitutes a desirable residence in a rural setting.

The property will be offered subject to a prior first mortgage from Elmo Edward Rausch, et. ux., unto County Federal Savings & Loan Association of Rockville, Maryland, the amount and terms of which will be made known prior to the sale, which said mortgage may be assumed by a purchaser having financial responsibility acceptable to the said Mortgagee.

For title reference see deed from Clyde Earl Stoffer, unmarried, to the said Elmo Edward Rausch, et. ux., dated October 15, 1958, and recorded in Liber No. 667, folio 292, one of the Land Records of the County aforesaid.

**TERMS OF SALE:** A deposit of Five Hundred Dollars (\$500.00) will be required of the purchaser or purchasers on the day of sale. The balance of the purchase money shall be due upon ratification of the sale by the Circuit Court for Frederick County, Maryland. Possession will be given upon final settlement. All State and County taxes will be adjusted as of September 1, 1965. All costs of conveyancing, including Federal and State Stamps requisite for the deed, shall be borne by the purchaser.

**DAVE BROOKS  
HERMAN SINGER  
Trustees**

**AMOS A. HOLTER  
Attorney**

## ACKNOWLEDGMENT OF PURCHASE

TO WHOM IT MAY CONCERN:

Decor Fabricators, Inc., a body corporate, hereby acknowledges having purchased from Dave Brooks and Herman Singer, Trustees, all that real estate described in the annexed advertisement of sale, at and for the sum of One Thousand, Eight Hundred Fifty Dollars (\$1,850.00), and agrees to comply with the terms of sale as herein set forth.

Decor Fabricators, Inc., further certifies that in connection with the said purchase it did not act for any one as agent, and that it is the principal, and that no other persons are interested herein as principals, and further, that it has not, directly or indirectly, discouraged any one from bidding for the said property.

WITNESS the signature of the said purchaser, by its Treasurer, this 17th day of September, 1965.

DECOR FABRICATORS, INC.

By Eleanor Singer  
Eleanor Singer, Treasurer

Witness:

Herman Singer  
Herman Singer

Subscribed and sworn to this  
17th day of September, 1965.

Lawrence W. Powers  
Notary Public

*Filed October 7, 1965*

